

ZONING AND ADJUSTMENT BOARD
March 16, 2009

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, March 16, 2009, at 6:30 pm with the following members present: Larry Story – Chairman, Ron Berry, Nathan Yoder, Dossie Singleton, Frank Topping, Bailey Cassels, Frank Szczepanski, Woody Hill, Jessica Garner, Marge Thies, Bob Hunt and Richard Cole.

Member Brad Shepherd was absent.

Brad Cornelius, Planning Manager, and Sandy Cassels, Recording Secretary, were present. Derrill McAteer, Zoning and Adjustment Board Attorney, was also present.

Chairman Larry Story called the meeting to order.

Mr. Hill led the pledge of allegiance and Mr. Berry led the prayer.

Mr. Story presented the proof of publication.

Mr. Berry made a motion to approve the minutes from the March 2, 2009, meeting. Mr. Cole seconded the motion, and the motion carried.

S2009-0004

Otis Jacobs –Special Use Permit (SUP) to allow a 199’ monopole telecommunication tower.

Mr. Cole made a motion to remove this case from the table. Mr. Berry seconded the motion, and the motion carried.

Jerry Muldowey, Dynan Group, Inc., representative for the applicant, was present and requested a Special Use Permit to allow a 199’ monopole telecommunication tower. There were 10 notices sent. Of the 10 notices sent, none were returned in favor or in objection. There were no objections from the audience. Mr. Berry asked Mr. Muldowey if the tower would allow for co-location, in which Mr. Muldowey stated the tower would allow up to five co-locations.

Mr. Topping made a motion to approve the Special Use Permit to allow a 199’ monopole telecommunication tower. Mr. Cole seconded the motion, and the motion carried.

T2009-0003

James & Patricia Montgomery – Renew Temporary Use Permit (TUP) to allow a RV for two years for security.

Mr. Cole made a motion to remove this case from the table. Mr. Berry seconded the motion, and the motion carried.

Gary Steele, representative for the applicant, was present and requested a renewal of a Temporary Use Permit (TUP) to allow a RV for security for two years. There were nine notices sent. Of the nine notices sent, one was returned in objection and none were returned in favor. There were no objections from the audience. Mrs. Cassels read the letter of objection into the record. The letter of objection pertained to the property needing to be cleaned up. Mr. Cornelius explained staff checked with Code Enforcement to verify whether there were any outstanding code cases and discovered there were none. Mr. Steele stated Mr. Montgomery passed away and Mrs. Montgomery is trying to clean up this property and the adjacent property. Mr. Steele also stated Mrs. Montgomery is attempting to renovate a mobile home located behind this property for someone to live there; therefore the need for the TUP would no longer be required. Mr. Steele stated the RV is set up with surveillance equipment.

Mr. Berry asked if the Zoning and Adjustment Board (ZAB) could renew the TUP for less time than the two years requested. Mr. Cornelius stated the Sumter County Land Development Code states “a Temporary Use Permit for security is a maximum of two years...and is renewable”. Mr. Berry also asked if the TUP could be restricted to the current owner, in which Mr. Cornelius stated it could.

Mr. Hunt arrived during the above discussion and was present during the motion.

Mr. Topping made a motion to approve the Renewal of the Temporary Use Permit, restricted to James and Patricia Montgomery, for two years to allow a RV as security. Mr. Cole seconded the motion, and the motion carried.

T2009-0004

Jay Mack Yenor, Jr. – Renew Temporary Use Permit (TUP) to allow a mobile home for three years as a care receiver’s residence.

Jay Yenor, applicant, was present and requesting a renewal of a Temporary Use Permit for three years to allow a mobile home as a care receiver’s residence. There were six notices sent. Of the six notices sent, none were returned in favor or in objection. There were no objections from the audience. Mr. Berry asked Mr. Yenor if the person receiving care would be his mother, in which Mr. Yenor stated it would.

Mr. Topping made a motion to approve the renewal of the Temporary Use Permit for three years to allow a mobile home as a care receiver’s residence. Mr. Cole seconded the motion, and the motion carried.

T2009-0007

Carolyn & Gordon Johnson – Renew Temporary Use Permit (TUP) to allow a mobile home for three years as a caregiver’s residence.

Carolyn Johnson, applicant, was present and requesting a renewal of a Temporary Use Permit for three years to allow a mobile home as a caregiver’s residence. There were nine notices sent. Of the nine notices sent, three were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Cole asked Mrs. Johnson if Mr. Johnson was the person requiring care, in which she stated yes.

Mr. Topping made a motion to approve the renewal of the Temporary Use Permit for three years to allow a mobile home as a caregiver’s residence. Mr. Cole seconded the motion, and the motion carried.

SS2009-0002

Mildred Hageman – Small Scale Land Use Amendment on 5 acres MOL from Agricultural to Rural Residential

Mildred Hageman, applicant, was present and requested a Small Scale Land Use Amendment on 5 acres MOL from Agricultural to Rural Residential. There were 11 notices sent. Of the 11 notices sent, none were returned in favor or in objection. There were no objections from the audience. Mr. Cole asked Mrs. Hageman if she had plans for the property. Mrs. Hageman stated she would like to sell three acres to her brother. Mr. Cornelius explained the property is located adjacent to the Urban Development Area (UDA) and in the vicinity of one acre parcels.

Mr. Topping made a motion to recommend approval of the Small Scale Land Use Amendment to the Board of County Commissioners. Mr. Cole seconded the motion, and the motion carried.

R2009-0006

Mildred Hageman – Rezone 5 acres MOL from RR5 to RR1

Mildred Hageman, applicant, was present and requesting a rezoning on 5 acres MOL from RR5 to RR1. There were 11 notices sent. Of the 11 notices sent, none were returned in favor or in objection. There were no objections from the audience.

Mr. Topping made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Cole seconded the motion, and the motion carried.

Board Discussion:

Mr. Cornelius explained to the ZAB that the Special Use Permit for Shelly's land application for waste residuals will be brought back before the ZAB at the April 6th meeting.

Mr. Cornelius explained that staff will be scanning the applications and back-up material to e-mail to the Board members beginning with the April 6th meeting. The Board requested hard copies be provided to them the night of the ZAB meeting. Mr. Cornelius stated hard copies will be provided to the members the night of the meeting.

Mr. Cole made a motion to adjourn at 6:55. Mr. Berry seconded the motion, and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board